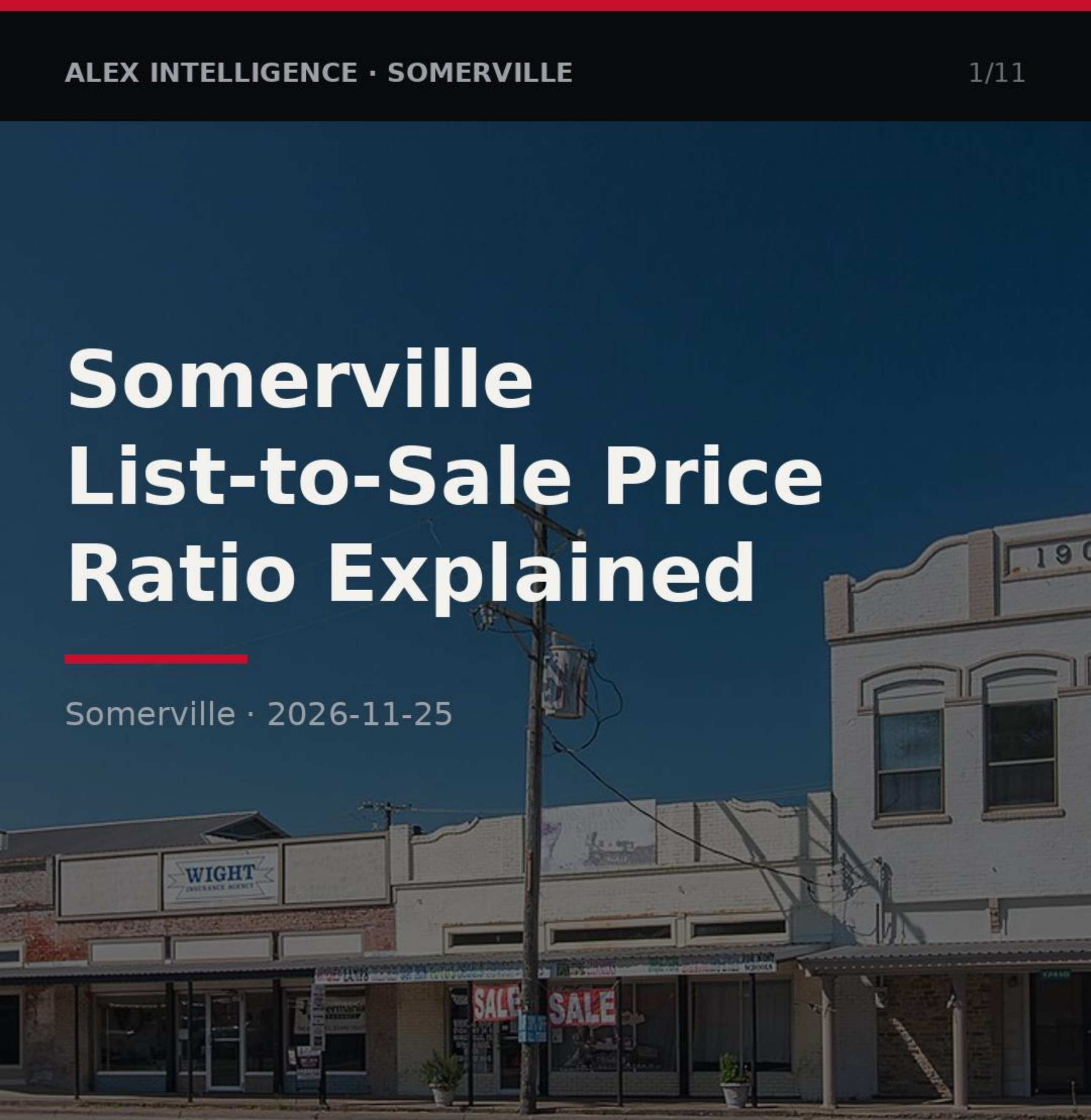
Somerville List-to-Sale Price Ratio Explained

Somerville · 2026-11-25



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Key numbers

rolling 12 months ending Oct 31, 2026

MEDIAN SALE PRICE

$439,800

+135.8% vs. last year

n=10

MEDIAN DAYS ON MARKET

107

+664.3% vs. last year

n=10

SOLD VS. ORIGINAL LIST

99.0%

n=10

HOMES FOR SALE TODAY

6

months of inventory: —

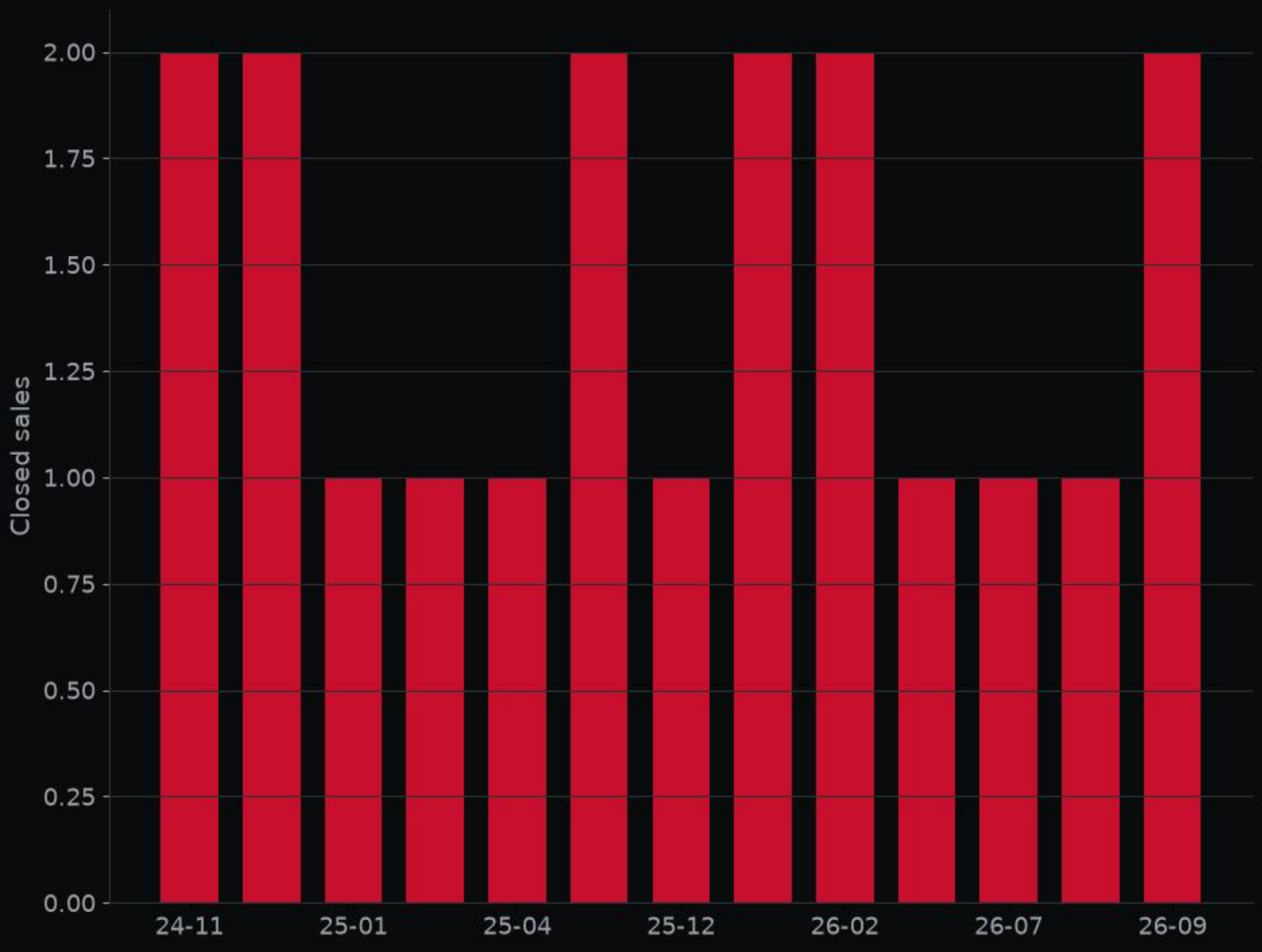
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





1213 Oak Forest DR · MLS #5651610

Front exterior · Listed by Armstrong Properties



1213 Oak Forest DR · MLS #5651610

Kitchen · Listed by Armstrong Properties



1213 Oak Forest DR · MLS #5651610

Living room · Listed by Armstrong Properties



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Bedroom · Listed by Armstrong Properties



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Backyard · Listed by Armstrong Properties

Deal of the Week

1213 Oak Forest DR · MLS #5651610

$487,500

3 bed · 2 bath · 1,614 sq ft

the top-scoring home for sale here this week on price per sq ft, price changes and time on market.

ALEX valuation: $360,000 (range $239,000–$507,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Armstrong Properties

View on alex.realestate

Want a private showing? Call or text George · 713.918.9951

Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.

alex-companies.com/market-data

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